094.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,600 / 670,600
					USE VALUE:	670,600 / 670,600
					ASSESSED:	670,600 / 670,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WIBLE DEBORAH J
Owner 2:	
Owner 3:	
Street 1:	15 EDMUND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TALARICO PAUL J--ETAL -
Owner 2:	TALARICO SHEILA M HORNE -
Street 1:	15 EDMUND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,200 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1511 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5200.000	267,400		403,200	670,600
Total Card	0.119	267,400		403,200	670,600
Total Parcel	0.119	267,400		403,200	670,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.96 | /Parcel: 443.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61916

GIS Ref

GIS Ref

Insp Date 02/21/19

!7764!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	267,500	0	5,200.	403,200	670,700	670,700	Year End Roll	12/18/2019
2019	101	FV	222,900	0	5,200.	409,000	631,900	631,900	Year End Roll	1/3/2019
2018	101	FV	230,100	0	5,200.	305,300	535,400	535,400	Year End Roll	12/20/2017
2017	101	FV	230,100	0	5,200.	276,500	506,600	506,600	Year End Roll	1/3/2017
2016	101	FV	230,100	0	5,200.	265,000	495,100	495,100	Year End	1/4/2016
2015	101	FV	217,500	0	5,200.	224,600	442,100	442,100	Year End Roll	12/11/2014
2014	101	FV	217,500	0	5,200.	213,100	430,600	430,600	Year End Roll	12/16/2013
2013	101	FV	217,500	0	5,200.	202,800	420,300	420,300		12/13/2012

PRINT

Date	Time
12/10/20	22:22:26

LAST REV

Date	Time
04/16/19	08:57:33

danam

7764

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TALARICO PAUL J	38162-71		3/3/2003		389,000	No	No		
	18128-13		5/1/1987		170,000	No	No		Y

USER DEFINED

Prior Id # 1:	61916
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2019	Inspected	DGM	D Mann
8/15/2018	MEAS&NOTICE	BS	Barbara S
1/10/2009	Meas/Inspect	372	PATRIOT
7/25/2003	MLS	MM	Mary M
11/9/2000	Hearing N/C	153	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	197	PATRIOT
2/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5200		Sq. Ft.	Site		0	70.	1.11	5									403,199						403,200	

Total AC/HA: 0.11938 | Total SF/SM: 5200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 403,199 | Spl Credit | Total: 403,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	164.966
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363286
Depreciation:	95907
Depreciated Total:	267378

COMMENTS

OF= BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

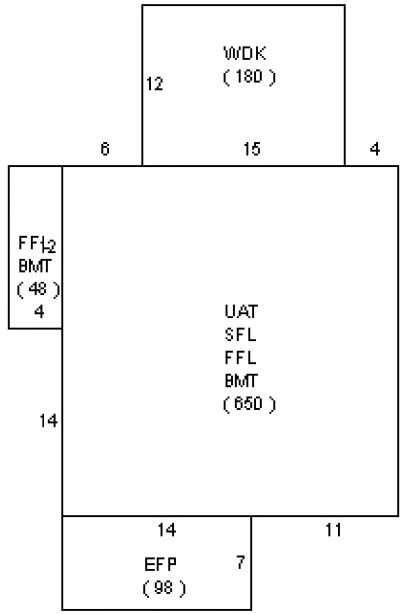
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.97
Special Features:	0	Val/Su Net:	107.52
Final Total:	267400	Val/Su SzAd	198.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	698	49.490	34,544
FFL	First Floor	698	164.970	115,146
SFL	Second Floor	650	164.970	107,228
WDK	Deck	180	11.300	2,033
UAT	Upper Attic	163	115.480	18,765
EFP	Enclos Porch	98	53.770	5,270

Net Sketched Area:	2,487			Total:	282,986
Size Ad	1348	Gross Are	2974	FinArea	1511

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	